



File Number: _____

TALBOT COUNTY OFFICE OF PLANNING & ZONING

PRELIMINARY APPLICATION FOR MINOR & MAJOR SUBDIVISION

OFFICE USE ONLY:

Fee Paid: _____ Application Received – Date: _____ Time: _____

T.A.C. Date: _____ Planning Commission Date: _____ C.R.M. Date: _____

Critical Area: _____ Forest Conservation Plan: _____



Minor Subdivision
Major Subdivision

Property Owner: _____

Address of Owner: _____

Telephone Number(s): _____

Project Name: _____

Project Address: _____

Project Road Frontage - Existing: State: _____ County: _____ Private: _____
Proposed: State: _____ County: _____ Private: _____

Tax Map: _____ Grid: _____ Parcel: _____ Lot: _____ Size: _____ Zone: _____

Of the original parcel as of August 1989, Critical Area or June 1991, Non-Critical Area ever been subdivided: Y/N

If so, how many lots have been created: _____

Of Lots Proposed: _____ # Of Critical Area Lots: _____

Of Development Rights: Permitted: _____ Utilized: _____ Remaining: _____

Within Town Growth Area: Y / N Critical Area: Y / N Reservation of Developments Rights: _____ ac.

Property #1: Water: Community: _____ Individual: _____ Sewer: Community: _____ Individual: _____

Source of Electric Service: _____ Source of Telephone Service: _____

Agent/Contact Person: _____

Telephone Number(s) of Agent/Contact Person: _____

REGISTERED ENGINEER OR SURVEYOR:

Company Name: _____

Representative: _____

Address: _____

Telephone Number(s): _____



IMPORTANT: APPLICATIONS ON WHICH ALL REQUIRED INFORMATION IS NOT FURNISHED WILL BE RETURNED FOR COMPLETION BEFORE PROCESSING, AND SHALL NOT BE CONSIDERED FILED WITH THIS DEPARTMENT.

Revised: 9/28/09



File Number: _____

REQUIREMENTS OF PRELIMINARY PLAN SUBDIVISION APPLICATION

All Applications listed above must complete and submit the following for Minor & Major projects:

- _____ 1. Sketch plan approval within past 12 months. Preliminary plat shall be substantially consistent with the approved sketch plan.
- _____ 2. Application 1/3 fee required based on current configuration. **(Major Projects Only)**
- _____ 3. Ten (10) paper copies of preliminary plat represented at a size of not more than 100 feet per inch.
- _____ 4. Five (5) copies of all current and recorded deeds for the proposed property to be subdivided **IF** the ownership or configuration of the property has changed since application for sketch plan review.
- _____ 5. Submission of construction plans for all proposed subdivision improvements including, but not limited to, roads, stormwater management plans and sediment and erosion control plans to appropriate reviewing and approving agencies.
- _____ 6. Five (5) copies of any subdivision improvement agreements between the developer and the County.
- _____ 7. Five (5) draft copies of any proposed private covenants for the subdivision including private road maintenance agreement.
- _____ 8. If project is located within the Critical Area the applicant shall address the environmental design standards for sensitive areas as identified in Chapter 190, Article VI of the Talbot County Code.
- _____ 9. If project is not located within the Critical Area the applicant shall address the environmental design standards for sensitive areas as identified in Chapter 190, Article V of the Talbot County Code.
- _____ 10. If the subdivision is not located within the Critical Area and is subject to Forest Conservation, of the Talbot County Code, the application shall be accompanied by all information and plans as required in order to show compliance with that chapter.
- _____ 11. A copy of the Department of Natural Resources, Heritage and Biodiversity Division letter confirming if there are rare, threatened or endangered species on this site.
- _____ 12. Itemized description of changes and/or revisions to the plat or application since previous submission.
- _____ 13. Completed checklist addressing all requirements for Preliminary Plan submittal.

APPLICANT FAILURE TO ADEQUATELY ADDRESS ALL APPLICATION AND CHECKLIST ITEMS AND THOSE SPECIFICATIONS IN ACCORDANCE WITH CHAPTER 190 OF THE TALBOT COUNTY CODE, MAY RESULT IN A PROJECT BEING CONSIDERED INCOMPLETE OR INACCURATE, ANY SUCH DEFICIENCIES MAY RESULT IN RETURN OF APPLICATION WITHOUT PROCEEDING THROUGH THE REVIEW PROCESS.

Applicant's Signature

Date

AS A MARYLAND REGISTERED DESIGN PROFESSIONAL/SURVEYOR I HEREBY CERTIFY THAT THIS APPLICATION AND ASSOCIATED PLAN(S) ARE TECHNICALLY CORRECT AND ACCURATE TO THE EXTENT NECESSARY FOR MEETING TALBOT COUNTY REQUIREMENTS FOR PRELIMINARY PLAT REVIEW SUBMISSION.

Signature of MD Registered
Design Professional/Surveyor

Date

PLATS CAN NOT BE RECORDED UNTIL FINAL APPROVAL HAS BEEN GRANTED

Revised: 9/25/09



File Number: _____

TALBOT COUNTY OFFICE OF PLANNING & ZONING

PRELIMINARY CHECKLIST FOR MINOR & MAJOR SUBDIVISION

Surveyor: _____

Checklist completed by: _____

Plat reviewed by: _____

The Surveyor will review each plat submission & application for completeness and accuracy. Each item shall be reviewed and checked as follows:

- Y = Information Complete and Accurate
N/A = Information Not Applicable
W = Waiver of required information. Submit separate request in writing to Planning Officer.

REQUIRED REVISION PLAT NOTATIONS AND INFORMATION

Based on unique characteristics of each parcel the Technical Advisory Committee may require additional information be submitted.

(Check 1 - 26 for Preliminary)

- _____ 1. All notations and information as required 1 – 27 for Sketch plan.
- _____ 2. Name of subdivision as approved by the Planning Office.
- _____ 3. A statement located in prominent typeface, which reads
“PRELIMINARY PLAT-NOT TO BE RECORDED”
- _____ 4. Date of latest revision
- _____ 5. Location of existing property lines, easements and rights-of-ways.
- _____ 6. Location of zoning district lines and Chesapeake Critical Area Lines.
- _____ 7. Location of existing buildings, structures and burial grounds with notation of buildings or sites with historical and/or architectural significance.
- _____ 8. Location of existing buildings agricultural lands/fields, watercourses, wetlands (tidal and nontidal), forest, wooded areas, hedgerows, individual standing mature trees, 100 year floodplain, habitats of threatened and endangered species, steep slopes, significantly eroding shorelines and other significant natural features of the site as identified from mapping sources and as delineated in the field.
- _____ 9. Location, alignment and width of proposed road and right-of-way locations, including names of all proposed roads.
- _____ 10. Proposed lot layout and proposed location of lot lines including lot dimensions, acreage and building/development restriction lines. All lots shall be consecutively numbered.
- _____ 11. Overview of the property showing all existing parcel(s) to include those which have already been subdivided for the property. **(If the subject parcel cannot be represented in its entirety on the plat, show it in an inset map at a scale not to exceed 1”=600’)**
- _____ 12. Proposed location, dimensions and size of lands to be designated for community open space, public use, public dedication, reserved open space, remaining lands for future development, etc.
- _____ 13. Location of all proposed well sites.
- _____ 14. Location of all approved Sewage Disposal Areas including piezometer locations and/or location of water supply and sewage collection & disposal system
- _____ 15. Location of all building restriction lines including property line setbacks, Chesapeake Bay Shoreline Development Buffer, stream buffer and tidal and nontidal wetland buffers.
- _____ 16. Location and type of all proposed and existing monuments and sufficient data to readily determine the location, length and bearing of all property lines.
- _____ 17. Location and dimension of all proposed stormwater management facilities and drainage easements.
- _____ 18. Location and dimensions of all proposed utility facilities and easements.
- _____ 19. Topography at the same scales the preliminary plat at two (2) foot intervals, provided however, that if five (5) foot contour is adequate to show the surface configuration, the larger contour interval may be permitted.

- _____ 20. Plat notations explaining the following:
- _____ Applicability and explanation of any drainage and utility easements, if any.
 - _____ Applicability and explanation of floodplain information, if any.
 - _____ Applicability and explanation of any sediment and erosion control requirements, if any.
 - _____ Applicability and explanation of ownership and maintenance requirements for private roads, if any.
 - _____ Applicability and explanation of any state and/or federal nontidal wetland protection regulations affecting the subdivision.
 - _____ Applicability and explanation of building permit issuance requirements for subdivisions with unfinished roads and other subdivision improvements.
 - _____ Applicability and explanation of tree clearing and afforestation requirements, if any.
- _____ 21. All other standard plat notes as applicable and described on the Standard Plat Note List and other plat notations as required by the Planning Officer, County Engineering or County Health Officer on a case-by- case basis.
- _____ 22. For all waterfront lots, location of lateral lines and setbacks and harbor lines to define the useable water area for construction of water dependent facilities.
- _____ 23. For lots in the Critical Area, note maximum lot coverage limitation for the entire development portion of the subdivision, calculations for total proposed lot coverage, and maximum allocation of lot coverage for all individual lots.
- _____ 24. Appropriate property owner signature block wording and space for notary signature and seal.
- _____ 25. Appropriate surveyor signature block wording.
- _____ 26. Appropriate signature block wording for County Engineer, County Health Officer and County Planning Officer or Planning Commission as appropriate.

APPLICANT FAILURE TO ADEQUATELY ADDRESS ALL APPLICATION AND CHECKLIST ITEMS, AND THOSE SPECIFICATIONS IN ACCORDANCE WITH CHAPTER 190 OF THE TALBOT COUNTY CODE, MAY RESULT IN A PROJECT BEING CONSIDERED INCOMPLETE OR INACCURATE, ANY SUCH DEFICIENCIES MAY RESULT IN RETURN OF APPLICATION WITHOUT PROCEEDING TO THE NEXT LEVEL OF REVIEW. ONLY THAT INFORMATION SUBMITTED WITH THE ORIGINAL APPLICATION AND IN COMPLIANCE WITH SUBMITTAL DEADLINES WILL BE REVIEWED BY THE TECHNICAL ADVISORY COMMITTEE.

Applicant's Signature

Date

I HEREBY CERTIFY THAT THIS CHECKLIST AND ASSOCIATED PLAN ARE TECHNICALLY CORRECT AND ACCURATE TO THE EXTENT NECESSARY FOR MEETING TALBOT COUNTY REQUIREMENTS FOR REVISION PLAT SUBMISSION.

Applicant's Signature

Date



File Number: _____

Talbot County Office of Planning and Zoning
28712 Glebe Road, Suite 2
Easton, Maryland 21601
410-770-8030

Independent Procedures Disclosure and Acknowledgement Form

Proposed Project Name: _____
Physical Address of Property: _____
Tax Map: _____ Grid: _____ Parcel: _____ Lot: _____ Zone: _____
Name of Applicant: _____
Phone Number(s): _____
Applicant Agent: _____
Phone Number(s): _____
Property Owner: _____
Phone Number(s): _____

Applicant acknowledges and understands:

1. This Application may be subject to local, state and federal laws, Ordinances, rules, or regulations (hereafter “Laws”) other than those that the Office of Planning & Zoning or Board of Appeals reviews, administers, or applies in connection with this review.
2. Other agencies, including but not limited to the Talbot County Health Department, Division of Environmental Health, Maryland Department of the Environment, U.S. Army Corps of Engineers, Maryland Department of Natural Resources, US Fish and Wildlife Service and others may also have review authority over the project or development proposed in the application.
3. Applicant remains solely responsible for compliance with all applicable laws, ordinances, rules, or regulations.
4. Applicant understands that review of this Application does not necessarily include review of any other applicable laws.
5. Applicant understands that neither the Office of Planning & Zoning nor any of its employees has authority to grant permission or approval of any project or proposed development that violates any applicable law, ordinance, rule, or regulation of Talbot County, Maryland, and that any such approval issued in error has no enforceable legal effect.
6. Applicant understands that any decision issued by the Office of Planning & Zoning or by the Board of Appeals does not necessarily guarantee or assure the applicant that this project or proposed development may proceed.

I HEREBY CERTIFY that I have read, acknowledge, and understand the foregoing.

(SEAL)
Applicant

(SEAL)
Applicant/Agent

For Office Use Only: Date Received: _____

Comments: _____

Revised: 9/25/09